



TOWN OF LOOMIS

6140 Horseshoe Bar Rd, Suite K
Loomis, CA 95650
(916) 652-1840 FAX (916) 652-1847

For Town Use

File Number _____

Application Fee(s) _____ **TOWN OF LOOMIS**

Receipt # _____ Date _____

Date Received _____

Paid \$ _____

PLANNING DEPARTMENT

Planning Application

1. **Project Title:** Sierra College Estates
2. **Street Address/ Location:** NWC of Sierra College Blvd and Bankhead Road Loomis, CA
3. **APN(s):** 030-0100-017 **Acreage:** 19.45 acres
Zoning: RE **General Plan Designation:** Residential
Current Site Use: Vacant Land
Surrounding Land Use(s): Residential
4. **Property Owner:** Sierra College Estates
Address: 5701 Lonetree Blvd #102 Rocklin CA 95765
City State Zip
Telephone: 916-257-0802 **email:** ronsmithllc@gmail.com
5. **Project Applicant:** Ron Smith
Address: 5701 Lonetree Blvd #102 Rocklin CA 95765
City State Zip
Telephone: 916-257-0802 **email:** ronsmithllc@gmail.com
6. **Project Engineer/Architect:** Rose Engineering
Address: 8577 Bader Road Elk Grove CA 95624
City State Zip
Telephone: 916-837-6058 **email:** roblilly@comcast.net
7. **What actions, approvals or permits by the Town of Loomis does the proposed project require?**

| | |
|--|---|
| <input type="checkbox"/> Appeal <input type="checkbox"/> Certificate of Compliance <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Design Review <input type="checkbox"/> Development Agreement <input type="checkbox"/> Environmental Review <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Hardship Mobile Home Permit <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Other _____ | <input type="checkbox"/> Miscellaneous Permit <input type="checkbox"/> Planned Development <input type="checkbox"/> Second Unit Permit <input type="checkbox"/> Sign Review <input type="checkbox"/> Tentative Review <input type="checkbox"/> Minor Land Division <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Amendment (Rezone) |
|--|---|
8. **Does the proposed project need approval by other governmental agencies?**
☐ Yes ☒ no if yes, which agencies? _____

9. **Which agencies/utilities provide the following services to the project? (Please note if not hooked up to sewer or water)**

| | |
|------------------------------------|------------------------------|
| Electricity <u>PG&E</u> | Natural Gas <u>N/A</u> |
| Fire Protection <u>Loomis Fire</u> | Water/Well <u>Well Water</u> |
| Sewer/Septic <u>SPMUD</u> | Telephone _____ |

High School Del Oro Elem. School _____
Other _____

10. The Town had informed me of my responsibilities pursuant to California Government Code, Section 65962.5(f), regarding notifying the Town of hazardous waste and/or hazardous substance sites on the project site. I have consulted the lists consolidated by the State Environmental Protection Agency dated 6-15-2016 and find: Regulatory identification number _____

Date of list 6-15-2016 No problems identified X

Type of problem NONE

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated 6-15-16 Applicant RJL

11. Project Description (Describe the project so that a person unfamiliar with the project would understand the purpose, size, phasing, duration, required improvements, duration of construction activities, surrounding land uses, etc. associated with the project. Attach additional pages as necessary.)

7 2.3 minimum acre residential lots

12. Owner Authorization:

I hereby authorize RONALD SMITH, the above-listed applicant, to make applications for project approvals by the Town of Loomis, regarding the above-described project and to receive all notices, correspondence, etc., from the Town regarding this project. I also hereby authorize the town staff to place a noticing board (approximately 4' x 3') on my property, visible from the street, at least ten (10) days prior to the first hearing on my project, and for subsequent hearings as determined necessary by the Planning Director.

Signature(s) of Owner(s)

Printed Name(s)

RJL

RONALD SMITH

6-15-16
Date

Date

13. Applicant and/or Owner Hold Harmless:

Owner, and Applicant (if different from Owner), agrees to hold Town harmless from all injuries, damages, costs and expenses, including attorney's fees resulting from the negligence of owner, and Applicant (if different from Owner), and their employees, contractors, subcontractors and agents, in connection with any proceeding brought in any State or Federal court with respect to the applicant's project.

Signature(s) of Owner(s)

Printed Name(s)

RJL

RONALD C SMITH

6-15-16
Date

Date

14. Applicant and/or Owner Acknowledgment:

Owner/Applicant expressly agree they are solely responsible for assuring compliance with all applicable laws, rules, regulations, and practices required to implement this development, and that Town staff's errors or omissions in explaining what is required, whether on this application form or otherwise, do not establish a basis for Owner/Applicant failing to comply with all such laws, rules, regulations and practices.

Signature(s) of Owner(s) and/or Applicant

Printed Name(s)

RJL

RONALD C SMITH

6-15-16
Date

Sierra College Estates
Project Description, Drainage

Wetlands Conflicts

During approval of this project extensive analysis was performed to prevent the development from causing any effect on the wetlands within this project. Sierra College Estates is effectively located so that the entryway cul-de-sac runs east west along the "ridgeline" of the watershed. A swale system runs along the north property line of the project. To the south, there are wetlands associated with a floodplain.

The potential effect of the development on wetlands comes from:

1. An increase in impervious surface resulting in increased drainage flow and increased peak flow during rainfall events and
2. Summertime irrigation from the developed area causing out of season flow that is detrimental to California native wetland species.
3. More rapid runoff means less water soaks into the ground. During summer months subsurface water provides a valuable reservoir

To protect the wetlands from these effects an infiltration trench is proposed. The trench is sized so that up to a 2 year storm event, the runoff in excess of natural flows is captured and will flow subsurface along the hardpan layer (2-3 feet below the surface) to the swale. This infiltration trench is also designed to that it would capture all the summer time over flow of irrigation water. The infiltration media, Refiber also has the property of adsorbing most or all herbicides and insecticides used on the property and any hydrocarbons.

The infiltration trench is designed to function in the surface soils above the hardpan layer. This factor will require some observation while the trench is being dug by a qualified engineer or soil expert. A copy of the submittal to the Army Corp is attached for your reference.

Well Concerns

Wetlands habitat generally if formed by a perched water table in a depression on top of a hardpan/caliche impermeable soil layer. The concern with wells is that the well perforate the impermeable layer of soil and allow the wetlands to drain. Several steps can be taken to prevent this from occurring.

1. The wells should only be dug on the established pads.
2. If perched water is present when the well is being bored the top soil should be mixed with 20% bentonite in the immediate vicinity of the well and compacted to prevent the flow of water.
3. Where possible wells should be located on the higher ground away from the possible perched water table.

Note that these are also good practice for delivering high quality well water and sealing the well to prevent surface water from migrating into the well is standard practice.

Robert Lilly, PE 55812

Town of Loomis Planning Department

Open Space Supplemental Application Form

Project: Sierra College Estates Subdivision Map

1. **Briefly describe site vegetation (habitat value, native or specimen trees, large oak woodlands, wetlands, part of a riparian or wildlife corridor, any rare, endangered, federally listed species or candidate species for listing).**

Site vegetation is primarily ruderal (weeds, shrubs, foxtails) vegetation with some remnants of ornamental landscaping because the site was once part of an agricultural-residential property and has several abandoned barns and sheds. Trees line Bankhead Road, including oaks, live oaks, and liquidamber. (Sizes and locations of these trees are indicated on the site map.) Dense growth of riparian habitat is located along the banks of a seasonal wetland stream that crosses the northwest portion of the site (Parcels 3 and 4), including large cottonwoods, oaks, and live oaks.

2. **Describe the number, size, and condition of any trees to be removed.**

This project involves a 7-lot subdivision map; no trees would be removed except one oak along Bankhead Road for construction of the access road. The site map indicates the locations, species, diameter at breast height (dbh), and dripline diameter of all trees 6 inches dbh or larger. With this mapping, the applicant can show that it is possible to provide access to all 7 parcels removing one 14 inch dbh native oak.

3. **Briefly describe wildlife typically found in the area (any rare, endangered, federally listed species, or candidate species for listing).**

Wildlife on the site is anticipated to be typical species usually found in an agricultural-rural residential area. See the wetland report. In addition to wetland species the open space (grass meadow) on this property may provide foraging habitat for the Swainson's Hawk.

4. **Describe changes to site habitat(s) resulting from development of the project.**

Protection of wetland areas on the site through a conservation easement will allow more than 8 acres of the 19.45-acre property to remain as protected habitat.

5. **Does your project involve any public use or value, including visual access?**

The project is a 7-parcel split in an area zoned RE, which requires 2.3-acre minimum parcel size. Large portions of Lots 4 and 5 are essentially unusable because of extensive stream and wetland habitat. To protect these areas and other wetlands scattered on the property, the applicant has

clustered building pads in the open portions of the lots around the cul-de-sac. This approach will allow for almost total avoidance of impacts on wetlands.

To accommodate this approach, the applicant is requesting that the minimum parcel size of 2.3 acres be allowed to be measured as an average (2.58 acres) to accommodate this clustering.

Clustering the housing pads in this subdivision would provide several benefits:

- 6. Does your project propose to include any open space? If so, what is its size (in square footage and as a percentage of your project area)? How does any open space you propose “work” with the adjacent property development; is any open space you propose continuous or contiguous to development within or outside of your project?**

Although no area of the project site would be designated as “open space,” a conservation easement would protect wetland areas totaling almost half of the property. The wetland areas and inaccessible areas on all 7 lots will be entered into a conservation easement that prevents grading, planting, and construction of structures other than fencing. This will preserve open space in this area as well as protecting wetland resources and stream habitat.

In addition, The backyards of Lots 4 and 5 can be used for grazing, which is actually beneficial to wetlands; concentrating this area on one or two lots provides the opportunity to maintain the agricultural residential character of the neighborhood, instead of creating multiple lots with small, isolated wetlands that are too small to feasibly allow grazing.

- 7. Does your site contain anything of historic or cultural value? Any unique features (such as rock outcroppings, quarries, etc.)?**

The site is a remnant of a former agricultural property and contains several old barns and sheds. The surrounding parcels consist of the earlier subdivided portions of this property. No elements of historic or cultural value are present, and no unique features have been identified.

REVISED PROJECT DESCRIPTION FOR SIERRA COLLEGE ESTATES

AMENDMENT TO CONDITIONS OF APPROVAL

Planning Request

The Sierra College Estates Project is a 7-lot subdivision of the 19.45-acre property (APN 030-100-017) on the northwest corner of Bankhead Road and Sierra College Boulevard proposed by Placer Partners LLC. The property is zoned RE with a minimum parcel size of 2.3 acres. In addition to the seven residential lots, the project includes Lot A (0.2 acre) as a 30-foot-wide fee title dedication along the west side of Bankhead Road to the Town of Loomis.

Amendment To Conditions of Approval Requested

The property was conditioned to provide for public water. The combination of high connection fees for PCWA, a long offsite water construction requirement, and numerous extra fittings caused by conflicts with an existing sewer line caused the project to be infeasible as approved. The request is to allow the parcels to be served by private wells instead of public water.

The project is in an area of adequate groundwater resources and there is space to provide adequate setbacks for wells from proposed sewer lines.

In discussions with George Blind, fire protection can be provided by construction of a 15000 gallon tank centrally located along the cul-de-sac. This tank is shown located along the border between Lot 6 and Lot 7. The actual location and the lot responsible for keeping it full will be determined during the improvement plan approvals.

Each house will also be subject to individual tanks to provide water for internal sprinkler systems.

Information from the Previous Application

Following, for reference, is the information provided from the previous application.

The property contains a large area of wetlands and waters of the United States, as delineated by the U.S. Army Corps of Engineers (USACE). To allow protection and avoidance of these wetland areas, the applicant is requesting that the average parcel size (2.61 acres) be allowed to substitute for minimum parcel size (2.3 acres in RE zoning). All but one of the seven parcels (Lot 7, at 1.5 acres) meet or exceed the minimum parcel size; however, the clustering approach described below will accommodate resource preservation while allowing all seven building pads to be relatively equivalent in size, regardless of the size of the individual parcels.

The parcel sizes (as depicted on the tentative subdivision map) are shown in Table 1.

| Table 1. Project Characteristics | | | |
|---|----------------------------------|---|--------------------------------|
| Parcel Number | Lot Acreage (Gross / Net) | Building Pad Size (sf) / (acres) | Restricted Area (acres) |
| 1 | 2.6 / 2.3 | 22,731 / 0.52 | 0.88 |
| 2 | 2.4 / 2.3 | 26,185 / 0.60 | 0.89 |
| 3 | 2.9 / 2.7 | 19,444 / 0.45 | 0.16 |
| 4 | 4.8 / 4.8 | 15,747 / 0.36 | 2.96 |
| 5 | 2.5 / 2.4 | 11,028 / 0.25 | 1.85 |
| 6 | 2.4 / 2.3 | 18,190 / 0.42 | 1.35 |
| 7 | 1.6 / 1.5 | 27,777 / 0.64 | 0.04 |
| A | 0.2 | | |
| Average | 2.78 / 2.61 | | |
| Total | 19.45 | | 8.14 |

Resource Conservation Strategy

Biological and Wetland Resources

The existing parcel is essentially unoccupied with a few old agricultural barns in disrepair. The predominant vegetation is grass with some trees, mostly concentrated along the west side of Bankhead Road. Trees on the property have been mapped, identified, and measured (see tree schedule on the tentative parcel map).

A wetland delineation was conducted by Barnett and Associates, and wetlands were mapped and measured. A preliminary wetland delineation was prepared and submitted to USACE in June 2014 that identified 1.29 acres of wetlands. That delineation was verified by USACE in August (see verified delineation map). A total of 1.57 acres of seasonal and seepage wetlands and streams were identified by USACE on the portion of the site that was delineated. As depicted on the verified delineation map, almost 5 acres at the northwest corner of the site are omitted from the delineation because they could not be accessed during the verification. The total area of wetlands on the site, including the unverified northwest corner, is approximately 2.41 acres.

Resource Conservation Easement

The setback proposed is 25 feet from wetland areas. In addition, the project includes dedication of a resource conservation easement that will protect all wetland areas on each lot from discharge or disturbance during and following construction.

The proposed building pads (i.e., buildable lots) shown on the tentative parcel map are at least 25 feet away from any and all delineated wetlands and are located in open areas where the fewest number of trees will be adversely affected (more information on proposed tree protection is provided below). Durable construction – e.g., houses, pools, outbuildings, and garages – and sidewalks or asphalt surfaces with concrete pads or paved walkways will be placed only within the building pad area. An erosion control plan will be prepared prior to obtaining any building

permit that will clearly indicate how wetlands will be protected from erosion or sediment during construction.

Increased runoff from impervious surfaces created during construction will be mitigated by rainwater harvesting and infiltration (using infiltration berms described below), and use of porous pavement. No irrigation will be allowed outside of building pads. A 1-foot high earthen infiltration berm (described below) will be placed between building pads and wetland boundaries to prevent runoff from reaching the wetland where the building pad is less than 50 feet from wetlands.

The submittal to the USACE proposed the use of the use of Refiber™ Infiltration Berms (indicated in green on the tentative parcel map) to provide a hydrologic break that will prevent increased hardscape and landscape runoff from reaching wetlands in the winter time, re-directing water to an infiltration trench and from there into the subsurface aquifer instead. During summer, the earthen berm has sufficient capacity (1 gallon per hour per foot of trench) to completely absorb surplus irrigation water, preventing it from reaching the wetland. Winter rainfall over this 1-gallon-per-hour limit will bypass the barrier.

Refiber™ is a mix of post-consumer polypropylene and polyester fibers, compressed to approximately 12 pounds per cubic foot and covered with 9 inches of gravel, with the following physical characteristics:

- 70% void ratio of 1 cubic foot of ReFiber™ can hold an additional 0.7 cubic foot of water;
- Through velocity of 1 foot per 20 seconds, measured using 1 foot of water pressure on a 4-foot length of material;
- Lab and field tests show oleophilic fibers compressed to 12 lbs/cubic foot (where oils and oil-based products adhere to the fibers, while passing water through) completely remove engine oils and most herbicides and pesticides; and
- These fibers also filter out the majority of sediments, while passing water through.

The berm also provides a visual barrier for the homeowner. While urban landscaping, outbuildings, pavement, and other infrastructure would occur on the house side of the berm, only permeable fencing and grazing would be permitted on the wetland/natural side of the berm.

Clustered Building Pads

As shown on the tentative parcel map, large portions of Lots 4 and 5 are essentially unusable because of extensive stream and wetland habitat. To protect these areas and other wetlands scattered on the property, the applicant has clustered building pads in the open portions of the lots around the cul-de-sac, in the central area of the property. This approach allows for almost total avoidance of impacts on wetlands.

The combination of large wetland areas, the fire department limitation of cul-de-sac length to 600 feet, and the 60-dB contour for Sierra College Boulevard (discussed below) constrains the ability of the

applicant and engineer to divide the parcel into seven relatively equal-sized lots of 2.3+ acres while allowing for buildable areas of 0.25 acre or more. The tentative parcel map depicts – and Table 1 indicates – a project design that allows for consistent spacing of residences, reasonable building pad sizes, and accommodation of all the intersecting resource protection requirements on the site. By contrast, in a typical subdivision, the buildable areas would be widely distributed across the lots, with most of the property being disturbed and no opportunity to preserve or protect the resources.

To accommodate this approach, the applicant is requesting that the minimum parcel size of 2.3 acres be allowed to be measured as an average (2.61 acres) to accommodate this clustering. All but one of the seven parcels (Lot 7, at 1.5 acres) meet or exceed the minimum parcel size; allowing the average acreage to substitute for the minimum acreage will accommodate the various resource protection strategies being included in the subdivision design without adversely affecting the buildability of the lots or the residential character of the neighborhood. Clustering the building pads in this subdivision around the cul-de-sac will provide several resource protection and open space benefits:

- As indicated in Table 1, more than 8 acres of wetland/open space will be protected through this approach; this is almost half of the entire parcel.
- The wetland areas on all seven lots will be entered into a conservation easement that prevents grading, planting, and construction of structures other than fencing. This resource conservation easement will preserve open space in this area as well as protecting wetland resources and stream habitat.
- The backyards of Lots 4 and 5 are large enough to be used for grazing, which is beneficial to the continued existence of wetlands; preserving these wetlands on one or two lots provides the opportunity to maintain the agricultural residential character of the neighborhood.
- The subdivision will be served by public sewer and water, so minimum leach system size and minimum distance between leach lines and well are not a concern.
- Because of the cul-de-sac access and the curved and clustered lot arrangement, lots will appear to be of similar size from the street.

Trees

No construction will occur within the dripline of any trees except where needed for road access. Trimming of trees for road access will be performed by a licensed arborist and done with the construction of the improvement plans. The road going through areas under the trees will be built with a porous surface, either porous pavers or permeable concrete, so as to have minimal effect on tree roots. Wet utility construction will be by open trench and located in the middle of the access road with 10-foot separation between the sewer and water utilities. An arborist will be on hand to cut and seal any roots encountered. Dry utilities will be directionally bored through the drip line area where necessary.

The tree schedule on the tentative parcel map lists the ID numbers of all trees on the property. Only tree 109 is indicated to be removed at this time; tree 108 will have limited grading within its dripline that will be mitigated with installation of porous pavement. A tree mitigation plan will be provided that clearly describes how any removal of trees during construction will be mitigated by on-site plantings, as directed by Town of Loomis staff.

Development Strategy

Building Pads

Because of the extensive environmental constraints, building pads are shown on the parcels. The building pads are designed to accommodate required setbacks for noise, wetlands, and trees. The building pads will show the limit of grading for the parcels except for access driveways.

Access

Access for all parcels is along a public road with a pavement section 20 feet wide to Class C standards (no curb and gutter) constructed with the subdivision improvements. In one location adjacent to Lot 1, the access road will be curved to the North within the right-of-way to avoid affecting the adjacent wetland. Trees (predominantly live oak) line the Bankhead Road frontage. The road access for the cul-de-sac will be located in gaps between the trees, requiring removal of one tree, although some pruning may be required. Additional right-of-way dedication in fee Title (Lot A 0.2 ac.) is shown on Bankhead Road to bring the half-width to 30 feet on the project side.

Noise

Sierra College Boulevard is designated in the Town of Loomis Community Plan for improvement to a 4-lane arterial road. Noise measurements were taken of the existing traffic and projections were made to determine the limit of the 60-dB contour. No housing will be allowed inside the 60-dB area.

Utilities

Public sewer will be stubbed to all parcels. Dry utilities (gas, electric, and cable lines) will be underground. Water will be provided by private wells on each parcel.